



PETER  
ANTHONY  
EST 1986

Flat 37, Manor Road, Levenshulme,  
Manchester, M19 3RQ

Asking Price: £165,000

Fantastic Second Floor Apartment  
Two Double Bedrooms  
Modern & Stylish  
Highly Sought After Location  
Off Street Resident Parking  
Great Views Across Greenbank Park  
Viewings Highly Recommended



Introducing this stunning two double bedroom upper floor apartment spanning 601 sq ft in a sought-after location. This modern property boasts a bright and inviting atmosphere, perfect for contemporary living.

The apartment is well-maintained and stylishly designed, offering a comfortable and accessible living space. Residents will benefit from convenient amenities such as resident parking off-street parking.

Situated in a desirable neighbourhood, this apartment promises a peaceful retreat whilst being within easy reach of local amenities and transport links.

Don't miss the opportunity to make this property your new home. Contact us today to arrange a viewing and secure your place in this thriving

community.

## Second Floor

### Entrance Hall:

Entered from second floor communal hallway, Wooden door, Wood engineered flooring, ceiling light point, electric storage heater, intercom entry phone and access to private loft space for additional storage.

### Open Plan Living Room & Kitchen:

21' x 13'1" (6.4m x 4m):

#### Living Area

uPVC double glazed patio doors and windows to front elevation with Juliet balcony, wood engineered flooring, ceiling light point and electric storage heater.

#### Kitchen Area

uPVC double glazed window to side elevation, wood engineered flooring, ceiling light point, a range of base and wall units with wooden work-surface, tiled splash back, Belfast sink with mixer tap, four ring halogen hob, integrated electric oven and extractor hood.

### Bedroom One:

16' x 10'3" (4.88m x 3.12m):

uPVC double glazed patio doors and windows to front elevation with Juliet balcony, wood engineered flooring, ceiling light point, electric wall heater and inset wardrobe.

### Bedroom Two:

9'5" x 8'10" (2.87m x 2.7m):

uPVC double glazed window to front elevation, wood engineered flooring, ceiling light point and electric wall heater.

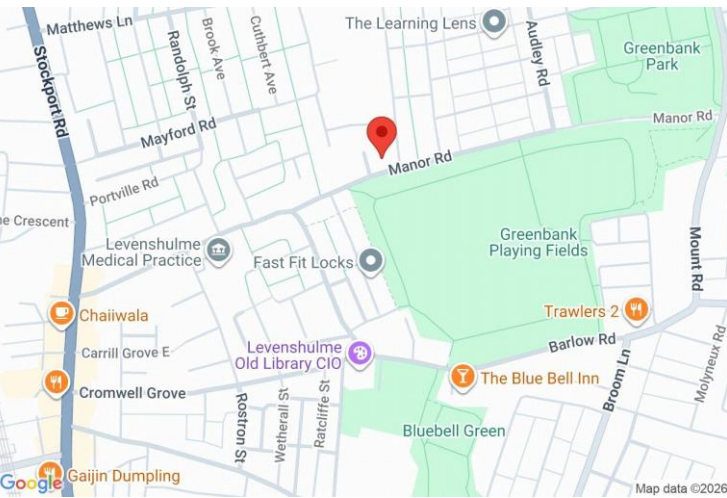
### **Bathroom:**

6'11" x 5'9" (2.1m x 1.75m):

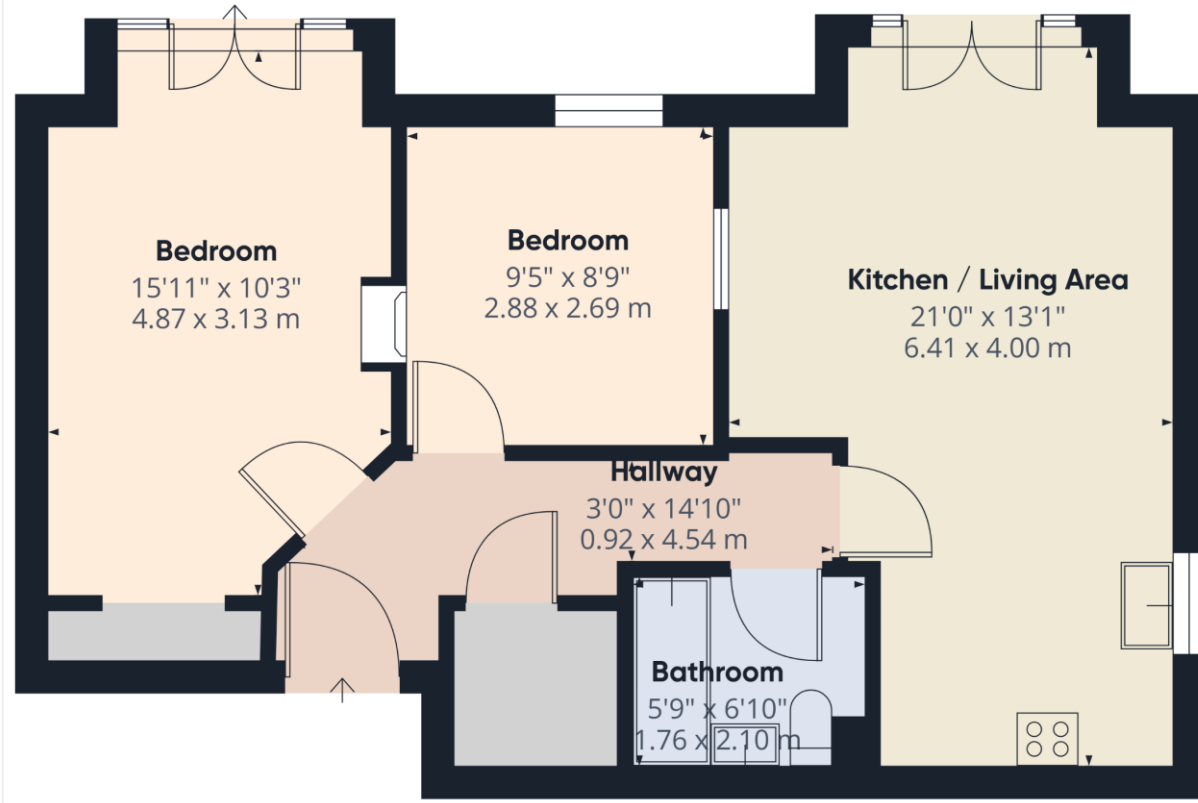
Tiled flooring, ceiling light point, heated towel rail, white three-piece bathroom suite comprising of low level wc, cabinet mounted hand wash basin with mixer tap, bath with thermostatic mixer shower with rain drop shower head.

### **Externally:**

Residents parking to rear of property with parking for one car.



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Approximate total area<sup>(1)</sup>  
601 ft<sup>2</sup>  
55.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### COUNCIL TAX BAND

Tax band B

### TENURE

Leasehold

### LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements